

Debtor's Name NEGEV INVESTMENTS, LLC

Case No. 24-12091

Part 8: Individual Chapter 11 Debtors (Only)

a. Gross income (receipts) from salary and wages	_____	\$0
b. Gross income (receipts) from self-employment	_____	\$0
c. Gross income from all other sources	_____	\$0
d. Total income in the reporting period (a+b+c)	_____	\$0
e. Payroll deductions	_____	\$0
f. Self-employment related expenses	_____	\$0
g. Living expenses	_____	\$0
h. All other expenses	_____	\$0
i. Total expenses in the reporting period (e+f+g+h)	_____	\$0
j. Difference between total income and total expenses (d-i)	_____	\$0
k. List the total amount of all postpetition debts that are past due	_____	\$0
l. Are you required to pay any Domestic Support Obligations as defined by 11 U.S.C § 101(14A)?	Yes <input type="radio"/> No <input checked="" type="radio"/>	
m. If yes, have you made all Domestic Support Obligation payments?	Yes <input type="radio"/> No <input type="radio"/> N/A <input checked="" type="radio"/>	

Privacy Act Statement

28 U.S.C. § 589b authorizes the collection of this information, and provision of this information is mandatory under 11 U.S.C. §§ 704, 1106, and 1107. The United States Trustee will use this information to calculate statutory fee assessments under 28 U.S.C. § 1930(a)(6). The United States Trustee will also use this information to evaluate a chapter 11 debtor's progress through the bankruptcy system, including the likelihood of a plan of reorganization being confirmed and whether the case is being prosecuted in good faith. This information may be disclosed to a bankruptcy trustee or examiner when the information is needed to perform the trustee's or examiner's duties or to the appropriate federal, state, local, regulatory, tribal, or foreign law enforcement agency when the information indicates a violation or potential violation of law. Other disclosures may be made for routine purposes. For a discussion of the types of routine disclosures that may be made, you may consult the Executive Office for United States Trustee's systems of records notice, UST-001, "Bankruptcy Case Files and Associated Records." See 71 Fed. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the notice may be obtained at the following link: [http://www.justice.gov/ust/eeo/rules\\_regulations/index.htm](http://www.justice.gov/ust/eeo/rules_regulations/index.htm). Failure to provide this information could result in the dismissal or conversion of your bankruptcy case or other action by the United States Trustee. 11 U.S.C. § 1112(b)(4)(F).

**I declare under penalty of perjury that the foregoing Monthly Operating Report and its supporting documentation are true and correct and that I have been authorized to sign this report on behalf of the estate.**

/s/ Alan Gomperts

Signature of Responsible Party

Authorized Representative

Title



Alan Gomperts

Printed Name of Responsible Party

10/21/2025

Date

**Negev Investments, LLC**  
**Preliminary Balance Sheet**  
**As of September 30, 2025**

	<u>Sep 30, 25</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Farmers Checking	92.06
Farmers Tax Account	200.00
<b>Total Checking/Savings</b>	<u>292.06</u>
<b>Other Current Assets</b>	
Receivable - Seapiper	16,791.90
<b>Total Other Current Assets</b>	<u>16,791.90</u>
<b>Total Current Assets</b>	17,083.96
<b>Fixed Assets</b>	
Building Improvements - Solar	171,200.00
Buildings and Improvements	954,800.00
Land	145,200.00
<b>Total Fixed Assets</b>	<u>1,271,200.00</u>
<b>TOTAL ASSETS</b>	<u><u>1,288,283.96</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
Member Loan	200.00
Note Payable - Ygrene	160,357.43
<b>Total Other Current Liabilities</b>	<u>160,557.43</u>
<b>Total Current Liabilities</b>	<u>160,557.43</u>
<b>Total Liabilities</b>	160,557.43
<b>Equity</b>	
Members Equity	1,127,726.53
<b>Total Equity</b>	<u>1,127,726.53</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>1,288,283.96</u></u>

**Negev Investments, LLC**  
**Preliminary Profit & Loss**  
**September 2025**

	Sep 25
Net Income	<u><u>0.00</u></u>

**Negev Investments, LLC**  
**Preliminary Statement of Cash Flows**  
**September 2025**

	<b>Sep 25</b>
Cash at beginning of period	292.06
Cash at end of period	<u>292.06</u>

Sep-25

Professional/Role	Date of Retention	Retainer Paid		Fees Approved by Court		Expenses Approved by Court		Retainer Applied		Fees Paid (over retainer)		Expenses Paid (over retainer)	
		Prepetition	At Petition Date	During Mo.	Cumulative	During Mo.	Cumulative	During Mo.	Cumulative	During Mo.	Cumulative	During Mo.	Cumulative
Weintraub Zolkin Talerico & Selth LLP (Insolvency Counsel)	5/28/204 effective as of 3/19/24	\$ 10,000.00	\$ 7,017.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,017.00	\$ -	\$ -	\$ -	\$ -

Negev Investments, LLC  
Insurance Schedule

		<u>Policy</u>		<u>Expiration</u>	
<u>Name of Insurance Carrier</u>	<u>Type of Insurance</u>	<u>Policy Number</u>	<u>Date</u>	<u>Payment Date</u>	
Great Lakes Insurance SE	Building and General Liability	KGLPK001122-01	2/3/26	Monthly Payments	

Policy in the name of Seapiper Inn, Inc., Negev Investments, LLC Listed as additional Insured.

**Negev Investments, LLC**  
**Reconciliation Summary**  
Farmers Checking, Period Ending 09/30/2025

	<b>Sep 30, 25</b>
Beginning Balance	92.06
Cleared Balance	92.06
Register Balance as of 09/30/2025	92.06
Ending Balance	92.06



NEGEV INVESTMENTS LLC  
DIP CASE NO 2:24-BK-12091-VZ  
OPERATING ACCOUNT  
257 S LINDEN DR  
BEVERLY HILLS CA 90212-3704

Where  
Tradition & Technology  
Come Together

Beware of fraudsters  
Impersonating bank employees.  
Received a suspicious call?  
Call the F&M Client Care  
Center at 866-437-0011.

### Account Title

Negev Investments LLC  
DIP Case No 2:24-bk-12091-VZ  
Operating Account

### Bankruptcy Trustee Summary

Account Number	5635	Number of Enclosures	0
Beginning Balance	92.06	Statement Dates	9/02/25 thru 9/30/25
Deposits/Credits	0.00	Days in the statement period	29
Checks/Debits	0.00	Average Ledger	92.06
Service Charge	0.00		
Interest Paid	0.00		
Ending Balance	92.06		

### Checking Account Daily Balances

Date	Balance	Date	Balance	Date	Balance
9/02	92.06				

Questions? Call us: (866) 437-0011





Bankruptcy Trustee

5635 (continued)

**End of Statement**

Thank you for banking with Farmers & Merchants Bank.



**Download the App**  
**FMB-Mobile 2.0**



F&M Bank does not charge for this service, however, your wireless carrier may charge you fees related to this service.

Questions? Call us: (866) 437-0011

**Negev Investments, LLC**  
**Reconciliation Summary**  
Farmers Tax Account, Period Ending 09/30/2025

	<u>Sep 30, 25</u>
Beginning Balance	200.00
Cleared Balance	200.00
Register Balance as of 09/30/2025	200.00
Ending Balance	200.00



NEGEV INVESTMENTS LLC  
DIP CASE NO 2:24-BK-12091-VZ  
TAX ACCOUNT  
257 S LINDEN DR  
BEVERLY HILLS CA 90212-3704

Where  
Tradition & Technology  
Come Together

Beware of fraudsters  
Impersonating bank employees.  
Received a suspicious call?  
Call the F&M Client Care  
Center at 866-437-0011.

#### Account Title

Negev Investments LLC  
DIP Case No 2:24-bk-12091-VZ  
Tax Account

#### Bankruptcy Trustee Summary

Account Number	5643	Number of Enclosures	0
Beginning Balance	200.00	Statement Dates	9/02/25 thru 9/30/25
Deposits/Credits	0.00	Days in the statement period	29
Checks/Debits	0.00	Average Ledger	200.00
Service Charge	0.00		
Interest Paid	0.00		
Ending Balance	200.00		

#### Checking Account Daily Balances

Date	Balance	Date	Balance	Date	Balance
9/02	200.00				

Questions? Call us: (866) 437-0011



Bankruptcy Trustee

5643 (continued)

**End of Statement**

Thank you for banking with Farmers & Merchants Bank.



**Download the App**  
**FMB-Mobile 2.0**



F&M Bank does not charge for this service, however, your wireless carrier may charge you fees related to this service.

Questions? Call us: (866) 437-0011

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
11766 Wilshire Blvd, Suite 730, Los Angeles, CA 90025

A true and correct copy of the foregoing document entitled (*specify*): **MONTHLY OPERATING REPORT – SEPTEMBER 30, 2025** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) October 21, 2025, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

See attached NEF Service List

☒ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (*date*) \_\_\_\_\_, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

October 21, 2025  
Date

Martha E. Araki  
Printed Name

/s/ Martha E. Araki  
Signature

Seaton Investments, LLC – Jointly Administered

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):**

- Attorneys for Corporate Debtors Seaton Investment, LLC, Colyton Investments, LLC, Broadway Avenue Investments, LLC, Negev Investments, LLC, SLA Investments, LCC.: **Derrick Talerico:** dtalerico@wztslaw.com; maraki@wztslaw.com; sfritz@wztslaw.com; admin@wztslaw.com
- Attorneys for Individual Debtors Alan Gomperts, Daniel Halevy, Susan Haley: **Zev Shechtman, Carol Chow, Turner Falk, Ryan Coy:** zev.shechtman@saul.com; zshechtman@ecf.inforuptcy.com; carol.chow@saul.com; easter.santamaria@saul.com; turner.falk@saul.com; ryan.coy@saul.com
- Attorneys for Creditor First Foundation Bank: **Scott R Albrecht:** scott.albrecht@sgsattorneys.com; jackie.nguyen@sgsattorneys.com
- Attorneys for Creditor Korth Direct Mortgage, Inc.: **Garrick Vanderfin, Tanya Behnam:** gvanderfin@polsinelli.com, tbehnam@polsinelli.com; tanyabehnam@gmail.com; ladocketing@polsinelli.com; zyoung@polsinelli.com; ccripe@polsinelli.com;
- Attorneys for Creditor Los Angeles County Treasurer and Tax Collector: **Jacquelyn H Choi:** jacquelyn.choi@rimonlaw.com; docketingsupport@rimonlaw.com
- Attorneys for Creditor United States of America on behalf of the Internal Revenue Service: **Robert F Conte:** robert.conte@usdoj.gov; caseview.ecf@usdoj.gov; usacac.tax@usdoj.gov
- Courtesy NEF/Interested Party: **Christopher Cramer:** secured@becket-lee.com
- Attorneys for Creditor Harvest Small Business Finance, LLC: **Christopher Crowell:** ccrowell@hrhlaw.com
- Attorneys for Creditors Archway Real Estate Income Fund I SPE I, LLC, Archway Broadway Loan SPE, LLC, fka Archway Real Estate Income Fund I REIT, LLC, Archway Real Estate Income Fund, and Plaintiff Archway Broadway Loan SPE, LLC: **Michael G. Fletcher, Bruce D. Poltrock, Paige Selina Poupart, Gerrick Warrington:** mfletcher@frandzel.com; ppoupart@franddzdel.com; gwarrington@frandzel.com; bpoltrock@frandzel.com; sking@frandzel.com; achase@frandzel.com
- Attorneys for Creditors NewRez LLC d/b/a Shellpoint Mortgage Servicing, Wells Fargo National Bank West: **Todd S Garan:** ch11ecf@aldridgepите.com; TSG@ecf.inforuptcy.com; tgaran@aldridgepите.com
- Attorneys for Creditor Los Angeles County Treasurer and Tax Collector: **Richard Girgado:** rgirgado@counsel.lacounty.gov
- Attorneys for Creditor Harvest Small Business Finance, LLC: **Jacqueline L James:** jjames@buchalter.com; gvidales@buchalter.com
- Courtesy NEF/Interested Party Avi Muhtar: **Avi Edward Muhtar:** amuhtar@crownandstonelaw.com
- Attorneys for Creditor UrbanLime Real Estate: **Lovee D Sarenas:** lovee.sarenas@dinsmore.com; wendy.yones@dinsmore.com
- Attorneys for Creditor AIRE Ancient Baths Los Angeles, LLC: **David B Shemano:** dshemano@shemanolaw.com
- Attorneys for Creditor Wells Fargo Bank, N.A.: **Jennifer C Wong:** bknotice@mccartyholthus.com; jwong@ecf.courtdrive.com
- US Trustee's Office: ustregion16.la.ecf@usdoj.gov; **Kelly L. Morrison:** Kelly.l.morrison@usdoj.gov